



## **MINUTES DUVALL HEARING EXAMINER**

**Rose Room - Duvall Library, 15619 Main Street N.E., Duvall  
Tuesday, June 27, 2006 at 6:30 PM**

**1. Call to Order**

John Galt, Hearing Examiner, called the meeting to order at 6:29 pm.

**2. Roll Call**

Staff members Steve Leniszewski, City Engineer, Lara Thomas, Associate Planner, and Kimberly Ahern, Administrative Assistant, were present.

**3. Announcements**

John Galt explained the procedures and rules for conducting a Hearing Examiner Meeting and noted that anyone who wishes to testify must sign in on the party of record sheet.

**4. Citizen's Comments and Requests – Items not on the Agenda**

None

**5. Old Business**

None

**6. New Business**

**Fox Hollow**

Location: 310 feet south of NE 150<sup>th</sup> Street on the west side of 278<sup>th</sup> NE and 700 feet south of NE 150<sup>th</sup> Street on the east side of 278<sup>th</sup> NE

File No: SU05-004

Project Planner: Lara Thomas, Associate Planner

John Galt explained he had examined the site, the staff report and exhibits 1-34 for the Site Plan Review. John noted that exhibits 28 and 32 as listed on the staff report were left intentionally blank. John entered into the record Exhibits 1-34, minus exhibits 28 and 32.

John Mirante, Group Four, represented the applicant-Pacific Ridge Homes, and presented the Fox Hollow project to the Hearing Examiner. He noted that this project has two different zoning designations of R8 and R4. He stated that he has reviewed the staff report prepared by the City and agrees with all conditions set forth.

Lara Thomas, Associate Planner for the City of Duvall, entered revisions of several exhibits; a revised staff report as exhibit 35, Public Works General Conditions as exhibit 36, and Planning Department Conditions as Exhibit 37. She noted that upon preparing the Hearing Examiners Meeting packet, in exhibit 5, Fox Hollow Preliminary Site Plans, it's possible a few pages were not included. As a precaution, she entered a complete set of Preliminary Site Plans as Exhibit 5 into the record. As noted in the revised Staff report, Exhibit 28 was labeled as Public Comments and Staff Responses which included all comments to date. Lara noted that the applicant has been given the revised exhibits and preliminary site plans as well. John Galt read the names of emails and letters sent into the City to date and entered exhibits 28, 35 thru 37 into the record.

**Public Comment:**

Linda Happer, 14523 281<sup>st</sup> Ave N.E., stated multiple concerns with excessive water run off and drainage issues. She also voiced concerns over tree retention and requested largest trees are maintained. She requested the developer to put in a 10' trail adjacent to the eastern property boundary. Steve Leniszewski, City Engineer explained the 2 tiered rockeries that will be built on the eastern portion (Fox Hollow side). Lara Thomas explained the city's significant tree retention plan, the requirements of a developer, and Exhibit 19, Tree Evaluation and Retention Plan.

Cecelia McCorkle, 27610 NE 145<sup>th</sup> Pl, requested clarification on a proposed NGPA behind lot 6-Cedar Grove Subdivision, and where the storm water is routed to. Lara responded by explaining NGPA, and that existing trees in the NGPA will stay unless dead, dying, diseased or a threat. Steve Leniszewski explained the storm water route into the detention pond.

Lori Leslie, 27616 NE 145<sup>th</sup> Pl, questioned whether or not the developer is required to do offsite road improvements as mentioned in Conditions 13 and 14. If so, she is requesting road improvements to 150<sup>th</sup> along side the Orchard Development to 144<sup>th</sup>. At a minimum, she is requesting consideration of sidewalks and a multi age park. She also questioned who is responsible for maintaining the tracts as depicted on the Preliminary Site Plans. Lara Thomas stated it would be the Homeowners Association's responsibility.

Christina Cusack, 14619 281<sup>st</sup> Ave NE, Lot 26 Cedars resident, asked questions relating to retaining walls as depicted in the Preliminary Site plan drawings. Lara Thomas stated that retaining walls are needed for grade and slope issues within the plat, otherwise it would reduce the buildable area per lot. Shrubs and trees (landscaping) will be planted between layers of retaining wall. Christina inquired whether or not a fence will be built along the property line that separates developments, and how close the retaining wall will

be built to the sewer line/easement. John Galt stated that currently there are no requirements for the applicant to build a fence. Steve Leniszewski stated that the retaining wall will be approximately 7' away. Christina also requested that trees are left behind her home before the start of retaining wall construction.

Pam Johnston, 28022 NE 147<sup>th</sup> Place, Lot 27 Cedars resident, voiced concern about drainage issues from the Fox Hollow proposed development into the existing Cedars development. She asked about height limitations of retaining walls. Lara Thomas stated the 25' and 35' limitations of retaining walls per code.

Scott Thompson, 15209 286<sup>th</sup> Ave NE, voiced drainage concerns and questioned the use of retaining walls.

Theresa Dillon, 27528 146<sup>th</sup> Lane NE, (Highland Grove) questioned the storm pond detention location and direction of water flow. Steve Leniszewski gave an explanation of how the water will drain.

Rachael Ormiston 14925 276<sup>th</sup> Pl. NE, voiced concerns over an increase in traffic between 150<sup>th</sup> and 278<sup>th</sup>. Requested that the developer build a sidewalk and/or walking path for the safety of pedestrian traffic, that the developer to save the trees, and build a tot lot.

Lara Thomas explained the tree replacement ration according to the current city code. The developer is not required to build a tot lot however would get a park mitigation fee credit if done.

Amanda Lantis, 27723 NE 145<sup>th</sup> Place, requested a 4 way stop at 150<sup>th</sup> and 278<sup>th</sup>, requested sidewalks, voiced drainage concerns.

Steve Mills, 27717 NE 150<sup>th</sup> St., expressed concerns over drainage, and requested clarification on elevation heights, road widths and driveway access for lots 54, 55, and 56.

John Galt stated that lot 56 would not meet development standards if tied into another lot. John also confirmed with city staff that HOA is responsible for maintaining tracts as listed on the site plan and if tracts can be combined. Staff stated tracts can be combined for clarification purposes. He questioned city staff about grammatical structure on condition 14, and clarification on exhibit 19-Tree Evaluation and retention plan.

John Galt asked John Mirante to explain the rationale for retaining walls on the perimeter. John Mirante summarized the theory for establishing grade between two points, and the need to insert retaining walls for terracing to meet the code and design standards for the max driveway grade.

John Galt stated that testimony from the public suggested a high water table. In fact, the geo-tech report states different and referenced aspects of the report. He also asked city

staff what are the code requirements for improvements to 278<sup>th</sup>. Steve Leniszewski stated that vertical alignment of road, road standards and site distance requirements would be required. He stated that the frontage along the developer's property would need to be improved with curb gutter and sidewalk. The developer would also receive credit if they do offsite improvements, which is voluntary. He mentioned the Geo-tech report states the requirements and "how to's" of site build issues specific to the plat.

Brian Caferro, Group Four, gave a brief explanation of drainage basins with in Fox hollow plat and adjoining Kaelin plat. All water, i.e.: road run off, foundation drains, rockeries, and driveways, will be routed to the detention pond which will then release the water in two separate directions to avoid flooding. Rockeries on the east parcel will be a positive for homeowners as they should see an improvement in drainage by the rerouting, and increase sizing of pipes and catch basins in certain areas.

Staff Rebuttle:

Lara Thomas spoke about SEPA and wetlands. SEPA was not appealed. Wetlands need the same amount of water predevelopment and post development, and there should not be a change of wetland hydrology. She referenced Exhibit #25, Adolfson report.

Linda Happer, 14523 281<sup>st</sup> Ave NE, asked clarification of bond posting, and that the hearing examiner deny approval of the plat due to excessive water run off, too many homes with steep grades and slopes.

Cecelia McCorkle, 27610 NE 145<sup>th</sup> Place, questioned what is behind lot 6 in the Cedar Grove development and why the number of separate tracts. Lara Thomas stated that as a condition of approval a storm tract is required separate from the Sensitive Area.

Chris Cusack, 14619 281<sup>st</sup> Ave NE, requests that the retaining wall be built a minimum of 15' from the sewer line pipe or edge of sewer easement because of drainage, and tree maintenance.

Pam Johnston, 28022 NE 147<sup>th</sup> Place, requested the developer look at the trees left on the existing property and surrounding lots that already exist.

Lara Thomas urged the public get involved attending the planning commission and city council public hearings.

John Mirante approved with the conditions set forth in the staff report.

Hearing Examiner John Galt closed the public hearing for the Fox Hollow Preliminary Plat (SU05-004) at 9:20 pm.

**7. Other Business**  
None

**8. Adjournment**

The meeting adjourned 9:20 p.m.